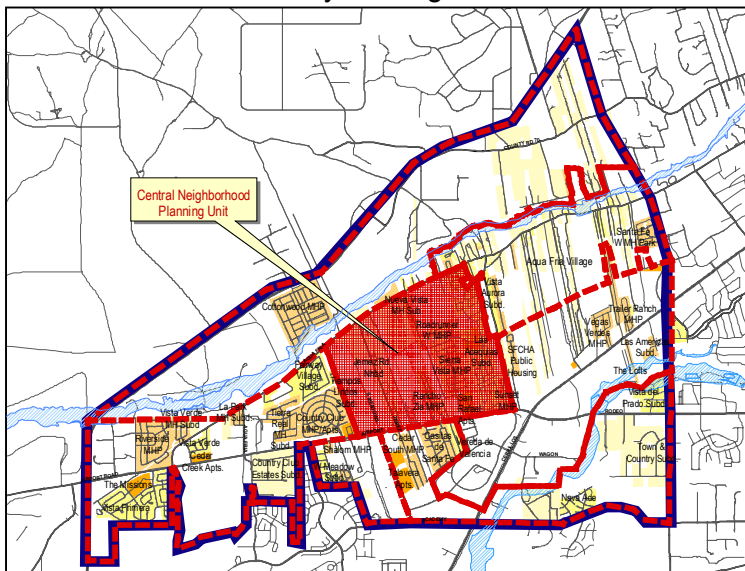


Central Neighborhood Plan Area

Unit Area Description

The Central Neighborhood Plan Area is generally bounded to the north and south by Agua Fria and Airport Roads, and east and west by the Agua Fria THC and those residential subdivisions located along Morning Drive (see Map 2.1.1). The neighborhood area falls within both the City (32%) and EZ (68%) jurisdictions. The area is predominately residential in nature but, consists of both the traditional Agua Fria land patterns (long-lot north/south tracts and the Jemez Road east/west orientation) as well as the more standard suburban model (Las Acequias).



Map 2.1.1 Central Neighborhood Plan Area

The plan unit is comprised of approximately 661 acres whereby 281 acres, or 43% (refer to Table 2.1.1), remains as undeveloped land. In addition, nearly 99% of the vacant tracts are located within the EZ. Of those vacant parcels, the average tract size is approximately 3.5 acres with a range of 40 to one-tenth acre lots.

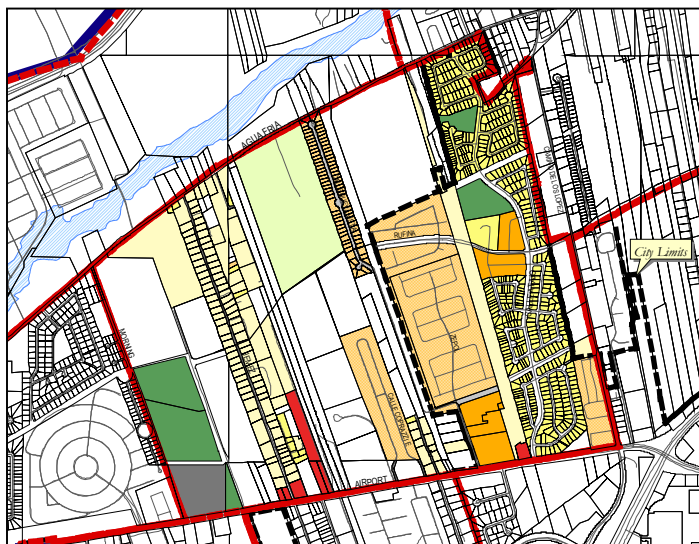
Existing Land Uses and Urban Forms

The existing land uses within the Central Neighborhood Plan Area are illustrated in Table 2.1.1. *Nearly 50% of the plan area is currently being used for residential purposes.* Residential uses vary widely in form and type--from rural and "historic" residential, to suburban subdivisions, to mobile home parks to multi-family residential units.

Land Use Category	Total Acreage	% of Total
Undeveloped/Vacant	281.6	43%
Rural Residential	39.9	6%
Residential Very Low Density	95.7	14%
Residential Low Density	79.4	12%
Residential Medium Density	94.4	14%
Residential High Density	17.4	3%
Park	31.1	5%
Commercial	7.9	1%
Industrial	9.7	1%
Easement/ROW	4.0	1%
Total	661.1	100%

Table 2.1.1. Existing Land Use Acreage and Percentages

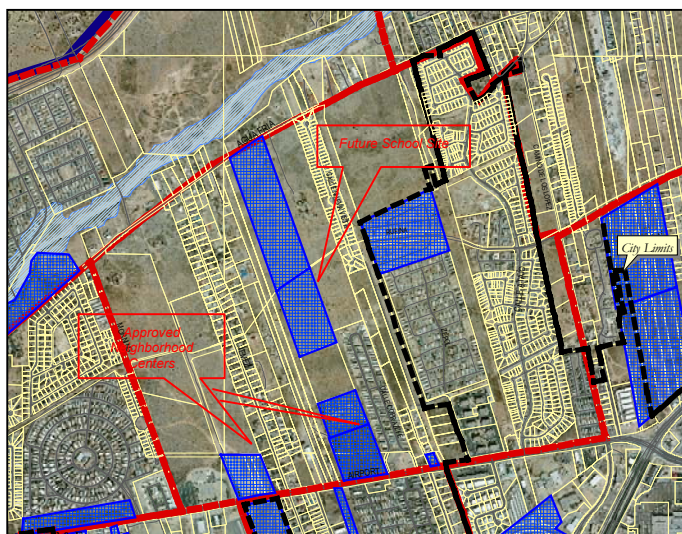
In contrast, only 2% of the uses are commercial based. As noted previously, a considerable amount of land remains undeveloped. The Central Area also contains one of the two developed public parks (Las Acequias Park) located within the Southwest Planning Area. In addition, there is also an undeveloped park located in Las Acequias that may be developed at some future date, as well as the recently acquired County open space park referred to as Meadows Field.



Map 2.1.2 Central Area Existing Land Uses

There are several approved development projects (within the EZ) including two neighborhood commercial centers and a future elementary school. These future centers along Airport Road are proposed at the future intersections of the South Meadows extension and for the County Road 62 extension (see Map 2.1.3).

The area urban forms represent a combination of both the traditional land patterns of Agua Fria and the suburban curvilinear/cul-de-sac style development. Regarding the traditional patterns, both forms of the Agua Fria Model are well represented in the area. The north/south, long-lot patterns make up a portion of the undeveloped lands. Where the long-lot tracts have developed, they have done so in accordance with the traditional linear east/west patterns as typified by the Jemez Road Neighborhood or the Nueva Vista and Tiempos Lindos Mobile Home Subdivisions. The



Map 2.1.3. Pending or Approved Development

variation between these two patterns are basically density, where the north/south patterns remain at rural density, because the land has not been perpendicularly subdivided. The east/west patterns are typically at a greater urban density due to either repeated lot splits or formal subdivision of land. The east/west patterns, however, are born from the original north/south tracts.

Residential densities also vary with these patterns. For example, the Las Acequias Neighborhood (located within the City) represents a gross residential density of 7.1 du/ac, a typical compact suburban density. In contrast, mobile home parks throughout the Southwest Plan Area, such as the Sunset Mobile Home Park, tend to have a higher

gross density (with a density of 9.3 du/ac). Within the traditional patterns that are commonly located outside the city limits, north/south tracts tend to be less dense--at or less than one du/ac, while the east/west patterns tend to be closer to an urban density of 2.5 du/ac. As an example, the rural residential patterns within the planning area consist of a gross residential density of approximately 0.7 du/ac while the Jemez Road Neighborhood consists of a 2.6 du/ac gross density.

The average density, excluding multi-family, for the Central Plan Area is approximately 5.5 du/ac. Including multi-family uses, the gross density falls closer to 8.4 du/ac.

Activity Centers and Neighborhood Cores

There are no major activity centers located within the neighborhood area, however, the



Las Acequias Park has historically functioned as both a local activity center as well as the neighborhood core. As in many of the neighborhood planning units, the area is underserved by local centers. There is potential opportunity, however, to provide future cores through pending institutional uses such as future schools. In addition, the newly-acquired County public open space park (South Meadows Field) has potential as a future community core.

Las Acequias Park

As illustrated in Map 2.1.3, there are current plans to construct a new public elementary school on an 11-acre site at the southern intersection of Rufina Street and the future CR62. *This type of institutional use, centrally located within the community, will provide the kind of community facility that the Final Report references within Principle 3 (page 19) which states that neighborhoods should contain institutional buildings such as schools and churches at their core.* In addition, there is considerable vacant lands surrounding the site, which provide additional opportunities for creating development as envisioned by the *Final Report's* new neighborhood unit concept with the school acting as the neighborhood core.

Proposed Neighborhood Pattern Areas

Because of the substantial amount of vacant lands, the Central Area planning participants have chosen to apply new neighborhood pattern designations to nearly half of the planning area (see Map 2.1.4). *The proximity and tract size of these vacant areas renders this planning unit (out of the seven) with the greatest potential to integrate future neighborhood unit development and new neighborhood cores with existing residential development.*

Three new neighborhood units have been designated with related neighborhood cores: 1) the Meadows Field open space/park, 2) the future elementary school and 3) a potential future pocket park that could tie together two existing and two future neighborhoods. Where there is an adequate amount of developable land with a new neighborhood unit, the neighborhood center/core development should follow the *Final Report's* model, including institutional uses with public parks or open space development.

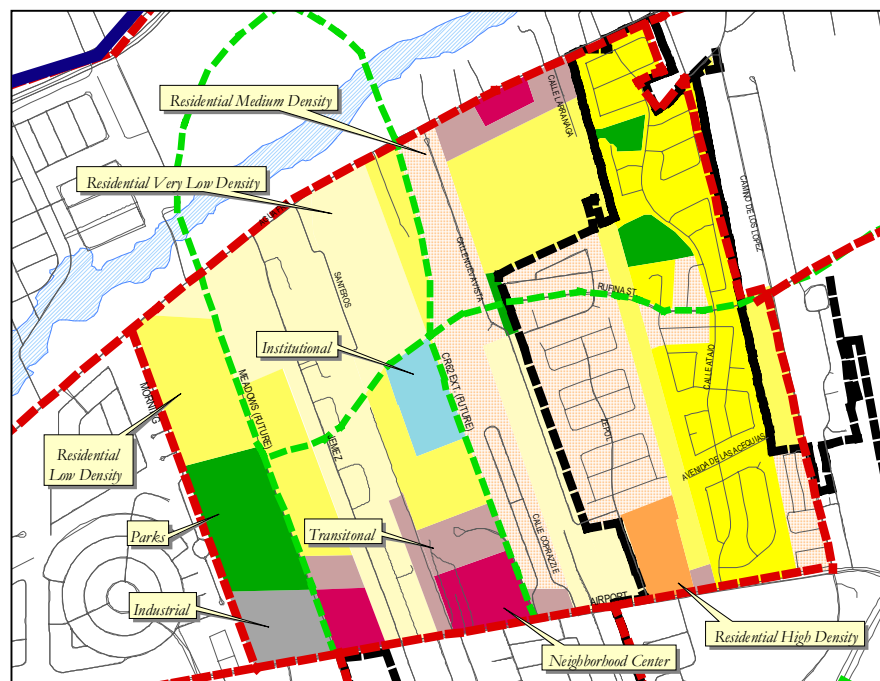
³ As mentioned in the neighborhood pattern model section of the master plan, an appropriate corridor depth along Airport Rd. would allow for the types of uses and building scale for neighborhood-oriented commercial only. For Agua Fria Road, the uses and scale should be even further reduced as would be appropriate for a minor two-lane arterial and to be in keeping with the existing patterns.

introduced through transitional areas have been created as a “step back” from commercial to the adjacent residential areas to be in keeping with the neighborhood pattern design.

Lastly, two of three “traditional” pattern areas has been designated as the Agua Fria model and the other area, the Jemez Road Neighborhood, is designated as Rural Protection in order to preserve the character and forms. The Agua Fria Model area that fronts Airport Road is only partially built out⁴, and the planning participants considered that the area should be encouraged to continue in its original urban form. This would allow for continued pattern diversity as well as respecting the original urban forms. For those tracts with direct access to Airport Road, some increase in residential density may be considered on a case-by-case basis, however, the proposed patterns should be in keeping with traditional development patterns and remain harmonious with any adjacent residential uses or patterns.

Future Land Uses

The derivation of future land uses (see Map 2.1.5) that is being proposed by the Central Area planning group 1) generally respects the existing land uses, 2) integrates the neighborhood pattern models, and incorporates approved future development for the area.



Map 2.1.5. Proposed Future Land Uses for the Central Neighborhood Plan Area

As formerly noted, the area offers considerable potential for creating new neighborhood unit development. *It has been the desire of the planning group to make every attempt to meet the principles of the Final Report, and have suggested a broad range of residential*

⁴ As opposed to the Jemez Road area, which is virtually built out.

densities for these areas in an effort to promote diversity, housing affordability and further community identity. When housing type and style were discussed, the group expressed a strong interest in varying the housing styles as well. There was a strong preference, however, for ownership-based, “stick built” residential housing that would be more in keeping with the City’s Housing Opportunity Program on affordability⁵. There seemed to also be a general acceptance of continued densities at or near the Las Acequias for the new neighborhood units (6-7 du/ac.), however, there was a preference for some housing pattern diversity, such as compound or clustered development, or a mixing of housing types.

The planning group also was generally open to the introduction of neighborhood-serving commercial, provided that it was restricted in size, location, uses and scale. Several of the participants agreed that such uses as “sit-down” restaurants, medical or professional offices, small/local retailers, or small grocery would be appropriate, however, they would need to be at a neighborhood scale and of a pedestrian orientation (in contrast to automobile-oriented retail/services such as a “fast-food restaurant” or gas station/convenience store). The group also has applied several transitional designations to areas where commercial has been suggested, in order to encourage compatibility and relationship where there is both existing and future residential areas. Smaller transition areas have also been suggested to those areas where legal, non-conforming commercial areas currently exist, so that if in the future they chose to expand, they would be considered a redevelopment site and would be required to meet the principles and guidelines for commercial redevelopment within the Final Report.

Regarding future connections, attempt should be made to connect existing neighborhoods, through the extension of local streets or through pedestrian trails. Local street connections may be restricted in such a way (see Chapter 3, Section 3, Connections and Circulation) as to merely connect one neighborhood to another, in an effort to discourage potential “cut-through” traffic. Pedestrian connections, however, should be created to unify entire neighborhood planning areas, connect local activity centers and neighborhood cores and provide access to public places such as a future River Trail.

⁵ At the time of this writing, the City currently is the only jurisdiction with an adopted housing affordability program. The County/EZA, however, are now in the process of considering a similar housing affordability program.